This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10734-CC

Karen Johnson Davidson County
Batch# 683921 DEEDQC
07/27/2021 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0100396

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 23 day of July, 2021.

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Benjamin D. Van Hoesen Stephanie E. Van Hoesen 1619 5th Avenue North Nashville, TN 37208	New Owner	082-05-0-043

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Benjamin D. Van Hoesen and Stephanie E. Van Hoesen, Trustees of the Van Hoesen Revocable Living Trust, dated August 20, 2020, as tenants by the entireties** ("Grantor") does hereby quitclaim and convey unto **Benjamin D. Van Hoesen and wife, Stephanie E. Van Hoesen** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee being the South 35 5/7 feet of Lot No. 146, on the Map of North Nashville Real Estate Company Plan, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said part of said lot fronts 35 5/7 feet on the west side of Fifth Avenue North and runs back between parallel line 182 feet more or less to an alley.

Being the same property conveyed to Benjamin D. Van Hoesen and Stephanie E. Van Hoesen, Trustees of the Van Hoesen Revocable Living Trust, dated August 20, 2020, as tenants by the entireties, by deed from Benjamin D. Van Hoesen and wife, Stephanie E. Van Hoesen, of record in Instrument No. 20200821-0094751, Register's Office for Davidson County, Tennessee, dated August 20, 2020, and recorded on August 21, 2020. Also see Warranty Deed in Instrument No. 20040727-0089455. Less and Except Right of Way in Instrument No. 20170921-0096909.

This is improved property located at: **1619 5th Avenue North, Nashville, TN 37208**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of July, 2021.

GRANTOR:

VAN HOESEN REVOCABLE LIVING TRUST, DATED AUGUST 20, 2020

By: _____
Benjamin D. Van Hoesen, Trustee

By: _____
Stephanie E. Van Hoesen, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin D. Van Hoesen and Stephanie E. Van Hoesen, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Trustees of the Van Hoesen Revocable Living Trust, the within named bargainor, a trust, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, by the said Benjamin D. Van Hoesen and Stephanie E. Van Hoesen, as its Trustees.

WITNESS my hand and seal at office this 23 day of July, 2021.

_____
Notary Public
My Commission expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 07/23/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/23/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 **day of** July, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM